

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

November 4, 1982

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204TO: Nicholas B. Commodari
ChairmanMEMBERS
Bureau of
Engineering
Department of
Traffic Engineering
State Roads Commission
Bureau of
Fire Prevention
Health Department
Public Planning
Building Department
Board of Education
Zoning Administration
Industrial
DevelopmentMr. & Mrs. Arthur Hopson
303 Allegheny Avenue
Towson, Maryland 21204RE: Item No. 9 - Cycle No. IV
Petitioner - Arthur Hopson, et ux
Reclassification Petition

Dear Mr. & Mrs. Hopson:

This reclassification petition has been timely filed with the Board of Appeals for a public hearing within the October-April reclassification cycle (Cycle IV). It has been reviewed by the zoning office as to form and content and has also been reviewed by the Zoning Plans Advisory Committee. The review and enclosed comments from the Committee are intended to provide you and the Board of Appeals with an insight as to possible conflicts or problems that could arise from the requested reclassification or uses and improvements that may be specified as part of the request. They are not intended to indicate the appropriateness of the zoning action requested.

In view of your proposal to reclassify this property from its present D.R. 1 zoning to D.R. 3.5, this hearing is required. The property is improved with an individual dwelling as are surrounding properties to the north, east and south. To the west directly opposite this site, is vacant wooded land that was the subject of a recent zoning hearing (Case No. 83-15-XSPHA) which will allow a Loyal Order of Moose Lodge.

In view of the fact that the submitted site plan does not indicate a proposed development, the enclosed comments from this Committee are general in nature. If the requested reclassification is granted, more detailed comments from County agencies and the Committee (if a hearing is required) will be written when a proposed development is indicated.

Item No. 9 - Cycle No. IV
Petitioner - Arthur Hopson, et ux
Reclassification Petition
Page 2

If you have any questions concerning the enclosed comments, please feel free to contact me at 494-3391. Notice of the specific hearing date which will be between March 1 and June 30, 1983, will be forwarded to you in the future.

Very truly yours,


NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

NBC:bsc

Enclosures

cc: Mr. J. Strong Smith
George Wm. Stephens, Jr. & Associates, Inc.
303 Allegheny Avenue
Towson, Maryland 21204BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204HARRY J. PISTEL, P.E.
DIRECTOR

October 13, 1982

Mr. William T. Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204Re: Item #9 Zoning Cycle IV (Oct. 1982-Apr. 1983)
Property Owner: Arthur & Elaine Hopson
N/E corner Wampler Rd. and Sterling Ave.
Existing Zoning: D. R. 1
Proposed Zoning: D. R. 3.5
Acres: 1.03
District: 15th

Dear Mr. Hackett:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Wampler Road and Sterling Avenue, existing public roads, are proposed to be further improved in the future as 40 and 30-foot closed section roadways on 60 and 50-foot rights-of-way, respectively, with fillet areas for sight distance at their intersection.

The entrance locations are subject to approval by the Department of Traffic Engineering, and shall be constructed in accordance with Baltimore County Standards and Specifications.

Sediment Controls:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damage to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #9 Zoning Cycle IV (Oct. 1982-Apr. 1983)
Property Owner: Arthur & Elaine Hopson
Page 2
October 13, 1982Water and Sanitary Sewer:

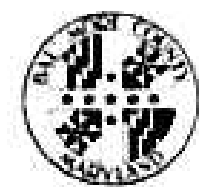
There are public 12 and 8-inch water mains in Wampler Road and Sterling Avenue, respectively; and, there is 8-inch public sanitary sewerage in Wampler Road.

Very truly yours,


ROBERT A. MORTON, P.E., Chief
Bureau of Public Services

RAM:EAM:FWR:iss

cc: Jack Wimbley

1-NE Key Sheet
13 NE 34 Pos. Sheet
NE 5.1 Topo
90 Tax MapBALTIMORE COUNTY
DEPARTMENT OF TRAFFIC ENGINEERING
TOWSON, MARYLAND 21204
494-3550STEPHEN E. COLLINS
DIRECTOR

November 1, 1982

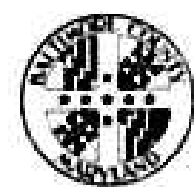
Mr. William Hackett
Chairman, Board of Appeals
Office of Law, Court House
Towson, Maryland 21204Cycle IV - Meeting of September 14, 1982
Item No. - 9
Property Owner: Arthur and Elaine Hopson
Location: NE/Corner Wampler Road and Sterling Avenue
Existing Zoning: D.R. 1
Proposed Zoning: D.R. 3.5
Acres: 1.03
District: 15th

Dear Mr. Hackett:

This site is too small to be a major traffic generator.


Michael S. Flanigan
Traffic Engineer II

MSI,ccm

BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204DONALD J. ROOP, M.D., P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

September 27, 1982

Mr. William Hackett, Chairman
Board of Appeals
Court House
Towson, Maryland 21204

Dear Mr. Hackett:

Comments of Item #9, Cycle IV Meeting, September 14, 1982, are as follows:

Property Owner: Arthur & Elaine Hopson
Location: NE/Corner Wampler Road and Sterling Avenue
Existing Zoning: D.R. 1
Proposed Zoning: D.R. 3.5
Acres: 1.03
District: 15th

Municipal water and sewer are available, therefore no health hazards are anticipated.

Very truly yours,


Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES
RECEIVED
BALTIMORE COUNTY
Oct 11 9 02 AM '82
COUNTY BOARD
OF APPEALS
BY: IJF/alBALTIMORE COUNTY
FIRE DEPARTMENT
TOWSON, MARYLAND 21204
625-7310PAUL H. KERNICK
CHIEF

September 29, 1982

Mr. William Hackett
Zoning Commissioner
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204
cc: William Hackett
Chairman of Board of AppealsAttention: Nick Commodari, Chairman
Zoning Plans Advisory Committee

RE: Property Owner: Arthur and Elaine Hopson

Location: NE/Corner Wampler Road and Sterling Avenue

Item No.: 9 Zoning Agenda: Meeting of September 14, 1982

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals or _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1976 Edition prior to occupancy.
- () 6. Site plans are approved, as drawn.
- () 7. The Fire Prevention Bureau has no comments at this time.

REVIEWED:  Approved: 
Planning Group Fire Prevention Bureau
Special Inspection Division

JK/mb /cm

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

C/O Nicholas Commodari

TO: Chairman Balto. Co. Bd. of Appeals
William T. Hackett
FROM: Charles A. Burnham, Plans Review Chief

Date: September 29, 1982

SUBJECT: Cycle IV, 1982

Item 9, Arthur & Elaine Hopson

Any new structures, alterations, additions or changes of use shall require permits from the Baltimore County Department of Permits and License before proceeding. The applicable codes are the 1981 B.O.C.A. Basic Building Code as amended by Bill #4-82 1981 B.O.C.A. Basic Mechanical Code, The Baltimore County Plumbing and Gas Fitting Code 1973, the current edition of the National Electric Code and the Maryland State Code for the Handicapped (Code of Maryland Regulations 05.01.07.)

It shall be the owners responsibility to verify if an existing structure can in fact comply or be made to comply with the required height, area, use and type of construction, etc, thru a required permits.

No other comments can be made from this office until sufficient architectural plans are provided illustrating any changes or new construction.



BALTIMORE COUNTY PUBLIC SCHOOLS

Robert Y. Dubel, Superintendent

Towson, Maryland - 21204

Date: 9/17/82

Mr. William E. Hammond
Zoning Commissioner
Baltimore County Office Building
1111 West Chesapeake Avenue
Towson, Maryland 21204

Z.A.C. Meeting of: 9/14/82

RE: Item No: 9
Property Owner: Arthur & Elaine Hopson
Location: NE/cor. Wampler Rd. & Sterling Ave.
Present Zoning: D.R.1
Proposed Zoning: L.R. 3.5

District: 15th
No. Acres: 1.03

Dear Mr. Hammond:

Acresage too small to have effect on student population.

Very truly yours,

Wm. Nick Petrovich
Wm. Nick Petrovich, Assistant
Department of Planning

WNP/bp

FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
301 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

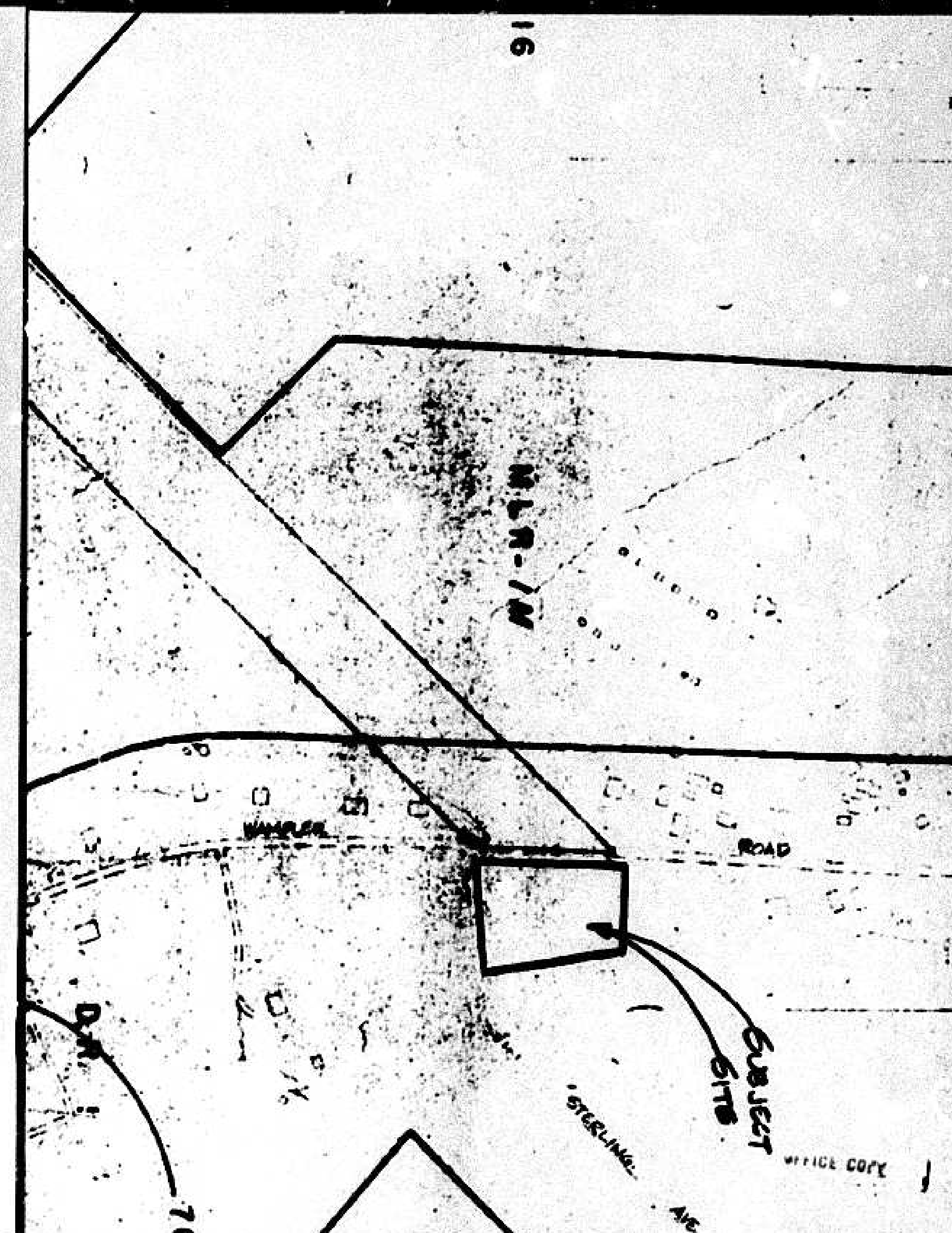
PROPOSED RECLASSIFICATION - HOPSON PROPERTY WAMPLER ROAD AND STERLING AVENUE

The most substantial change which has occurred in the neighborhood since the 1980 maps were adopted is the success of the Noise Abatement Plan which was developed in cooperation with Martin Airport users, Maryland Air National Guard, local industry and local government.

In 1982 the Maryland Aviation Administration, after conducting appropriate hearings, changed the classification of this property from Category C (residential use not acceptable) to A (outside of airport noise zone and not subject to airport noise regulations). The decibel rating for the subject property shown on the 1980 zoning maps as between 65 and 70 has officially revised below 65.

Public sewer became available prior to adoption of the 1980 and 1976 maps. There are seven houses on lots one-half acre or less and with an average of approximately 100 feet of frontage within a distance of 300 feet of the referenced property. The sound level restrictions existing in 1980 were instrumental in preventing changes to higher residential densities when the 1980 maps were adopted. The referenced property contains one acre and has 267 feet of frontage.

The requested reclassification is warranted by the changes which have occurred in the neighborhood. Adequate water, sewer, schools and roads are available to serve the area.



494-3180

County Board of Appeals
Room 218, Court House
Towson, Maryland 21204
May 18, 1983

Arthur Hopson
901 Wampler Road
Baltimore, Md. 21220

Re: Case No. 9-83-196
Arthur Hopson, et ux

Dear Mr. Hopson:

Enclosed herewith is a copy of the Opinion and Order passed today by the County Board of Appeals in the above entitled case.

Very truly yours,

Edith T. Eisenhart
Edith T. Eisenhart, Adm. Secretary

Encl

cc: J. Strong Smith
John W. Hession, III, Esq.
Mr. W. E. Hammond
Mr. J. E. Dyer
Mr. N. E. Garber
Mr. J. G. Howell
Board of Education

April 15, 1983

Mr. & Mrs. Arthur Hopson
303 Allegheny Avenue
Towson, Maryland 21204

NOTICE OF HEARING
Re: Petition for Reclassification
NE/corner Wampler Rd. & Sterling Ave.
Arthur Hopson, et ux - Petitioners
Case No. 9-83-196 Cycle IV - Item 99

TIME: 10:00 A.M.

DATE: Wednesday, May 11, 1983

PLACE: Room 218, Courthouse, Towson, Maryland

cc: People's Council

William T. Hackett
William T. Hackett, Chairman
County Board of Appeals

PETITION FOR RECLASSIFICATION

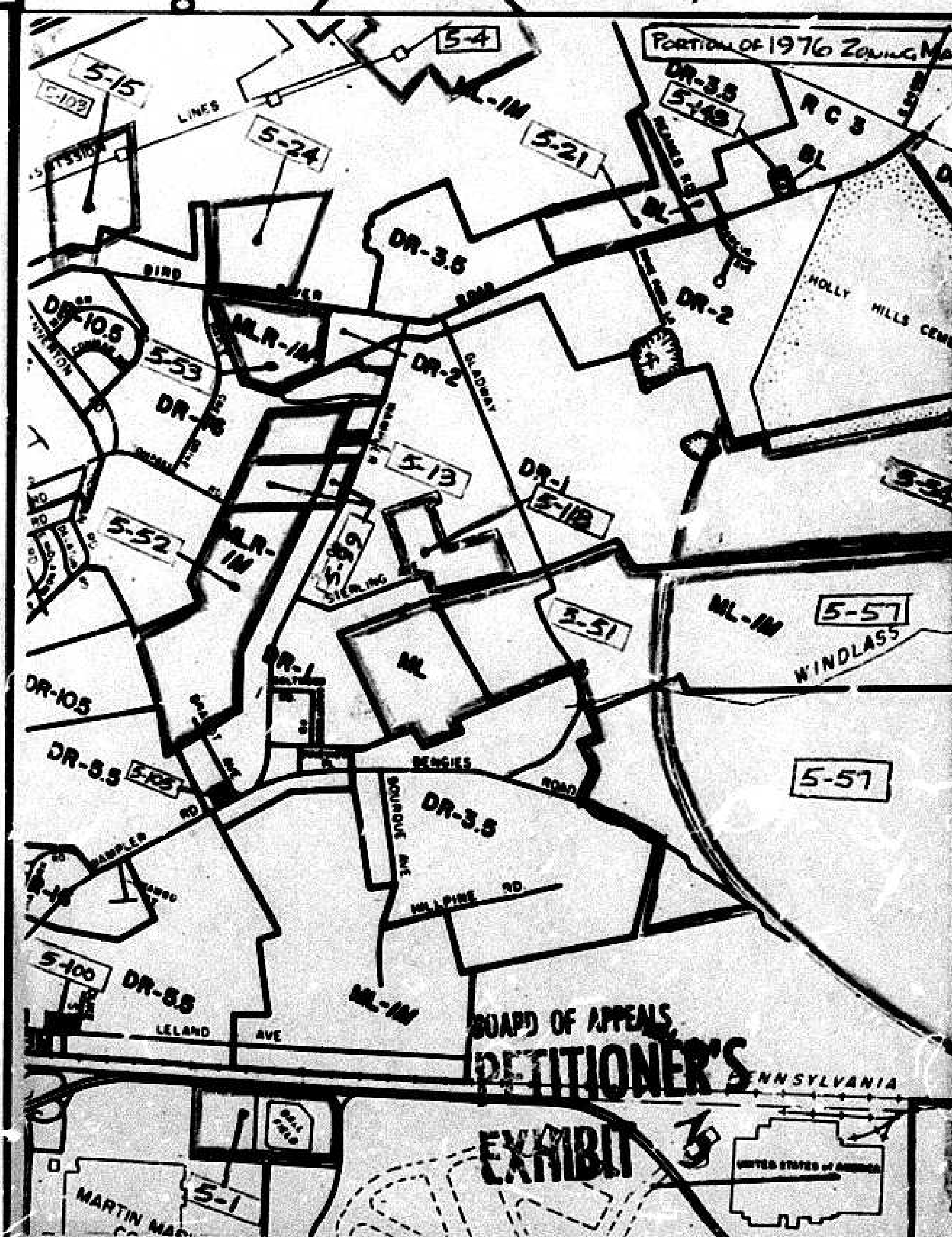
15th Election District

ZONING: Petition for Reclassification
LOCATION: Northeast corner of Wampler Road and Sterling Avenue
DATE & TIME: Wednesday, May 11, 1983 at 10:00 A.M.
PUBLIC HEARING: Room 218, Courthouse, Towson, Maryland

The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:

Present Zoning: D.R.1
Proposed Zoning: D.R. 3.5

All that parcel of land in the Fifteenth District of Baltimore County



FROM THE OFFICE OF
GEORGE WILLIAM STEPHENS, JR. & ASSOCIATES, INC.
ENGINEERS
301 ALLEGHENY AVENUE, TOWSON, MARYLAND 21204

Plat to Accompany Petition
for Reclassification from an
Existing DR-1 Zone to a DR-3.5 Zone
901 Wampler Road

July 27, 1982

Beginning for the same at the corner formed by the intersection of the east side of Wampler Road 40 feet wide with the north side of Sterling Avenue 15 feet wide and running thence binding on the east side of Wampler Road North 3 degrees 12 minutes East 267 feet thence leaving Wampler Road North 88 degrees 30 minutes East 148.60 feet thence running South 7 degrees 31 minutes East 255.14 feet to the north side of Sterling Avenue and thence running and binding on the north side of Sterling Avenue South 84 degrees 55 minutes West 197.29 feet to the place of beginning.

Containing 1.03 Acres

Being the property of Arthur Hopson, et ux, as shown on plat plan filed with the Zoning Department.

Hearing Date: Wednesday, May 11, 1983 at 10:00 A.M.
Public Hearing: Room 218, Courthouse, Towson, Maryland

BY ORDER OF
WILLIAM T. HACKETT, CHAIRMAN
COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY



WILLIAM E. HAMMOND
ZONING COMMISSIONER

May 2, 1983

Mr. & Mrs. Arthur Hopson
303 Allegheny Avenue
Towson, Maryland 21204

Re: Petition for Reclassification
NE/corner of Wampler Rd. & Sterling Ave.
Arthur Hopson, et ux - Petitioners
Case No. R-83-196 Cycle IV - Item #9

Dear Mr. & Mrs. Hopson:

This is to advise you that \$331.48 is due for advertising and posting of the above property.

Please make the check payable to Baltimore County, Maryland and remit to Arlene January, Zoning Office, Room 113, County Office Building, Towson, Maryland 21204, before the hearing.

Very truly yours,

WILLIAM E. HAMMOND
Commissioner

No. 117608

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

DATE 5/11/83 ACCOUNT R-01-615-000

AMOUNT \$331.48

RECEIVED FROM Arthur Hopson
FOR Advertising & Posting Case #R-83-196

C 015*****33148 to 8112A

Petition for
Reclassification
1983 Session
LOCATION: Northeast corner of
Wampler Road and Sterling Avenue
DATE & TIME: Wednesday, May 11, 1983
at 10:00 A.M.
PUBLIC HEARING: Room 113, Courthouse, Towson, Maryland
The County Board of Appeals for Baltimore County, by authority of the Baltimore County Charter, will hold a public hearing:
Present Setting: D.P.
Proposed Setting: D.P.
All that parcel of land in Baltimore County, Maryland, containing 1.00 acre, more or less, bounded on the north side of Wampler Road and on the east side of Sterling Avenue 10 feet wide and running thence bounding on the east side of Wampler Road North 87 degrees 12 minutes East 307 feet then bearing North 87 degrees 12 minutes East 100.00 feet then running South 7 degrees 51 minutes East 88.11 feet to the north side of Sterling Avenue and thence running and bounding on the north side of Sterling Avenue South 89 degrees 45 minutes West 107.50 feet to the place of beginning.
Containing 1.00 acre.
Being the property of Arthur Hopson, et ux, as shown on plat plan filed with the Zoning Department.
Hearing Date: Wednesday, May 11, 1983 at 10:00 A.M.
Public Hearing: Room 113, Courthouse, Towson, Maryland
BY ORDER OF
William E. Hammond
County Board of Appeals
of Baltimore County
Apr. 21

The Times

Middle River, Md., April 21, 1983

This is to Certify That the annexed
Petition

was inserted in The Times, a newspaper printed
and published in Baltimore County, once in each
of one successive
weeks before the 21st day of
April, 1983

Publisher.

CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 15 Date of Posting 4/17/83
Posted for: Petition for Reclassification
Petitioner: Arthur Hopson et ux
Location of property: NE/corner of Wampler Rd. & Sterling Ave.
Location of Signs: for facing intersection of Wampler Rd. & Sterling Ave.
Remarks: None
Posted by: Wm. E. Hammond Date of return: 4/29/83
Number of Signs: 1

CERTIFICATE OF PUBLICATION

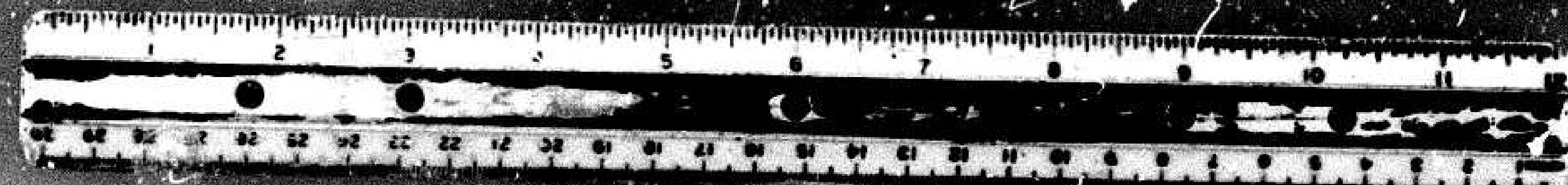
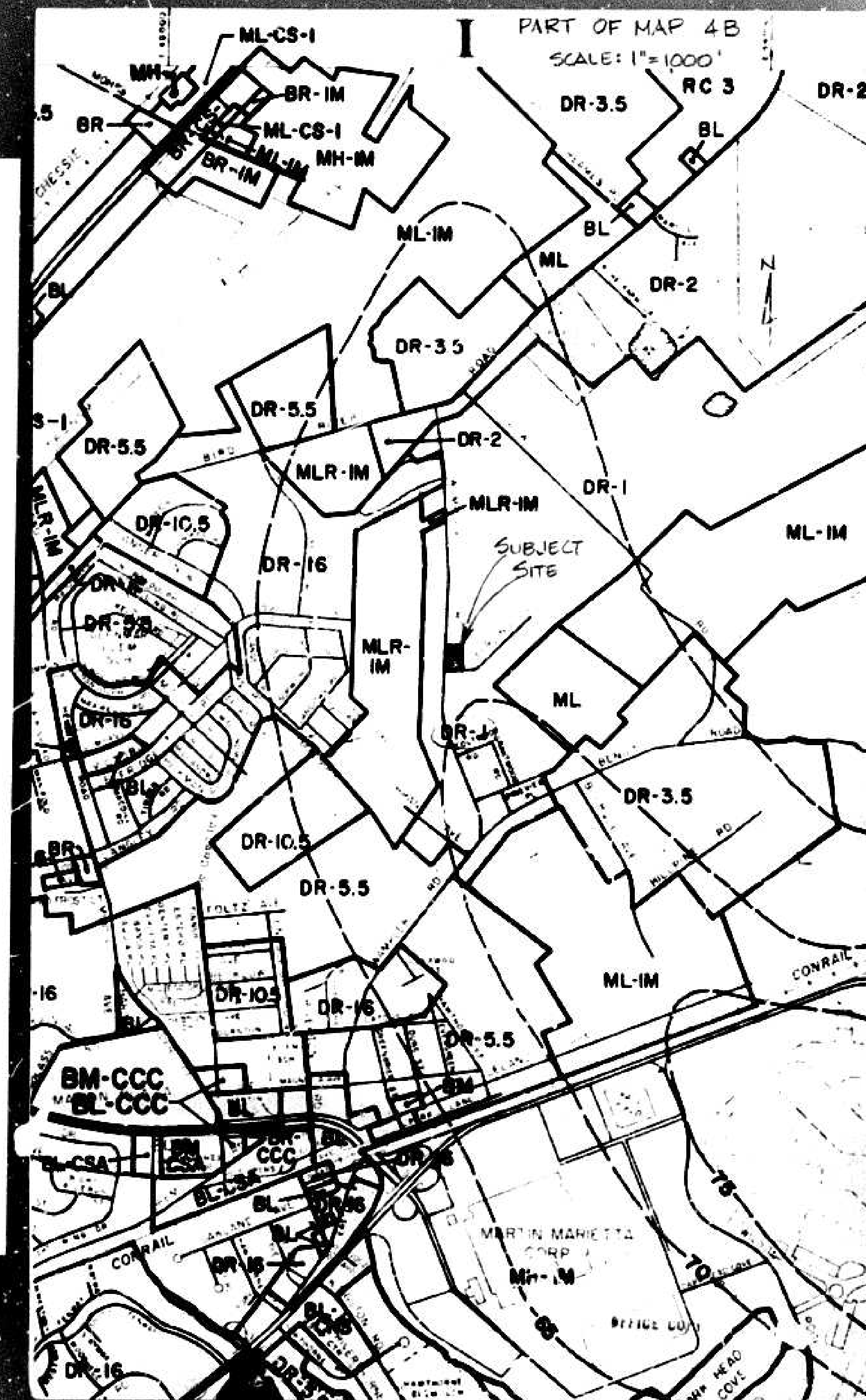
TOWSON, MD., April 21, 1983.
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once in each~~
of one time ~~successive weeks~~ before the 11th
day of May, 1983, the ~~annexed~~ publication
appearing on the 21st day of April,
1983.

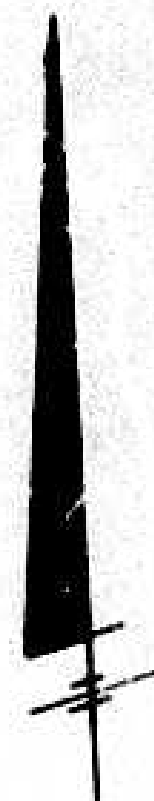
THE JEFFERSONIAN,

Shirley A. Johnson
Manager.

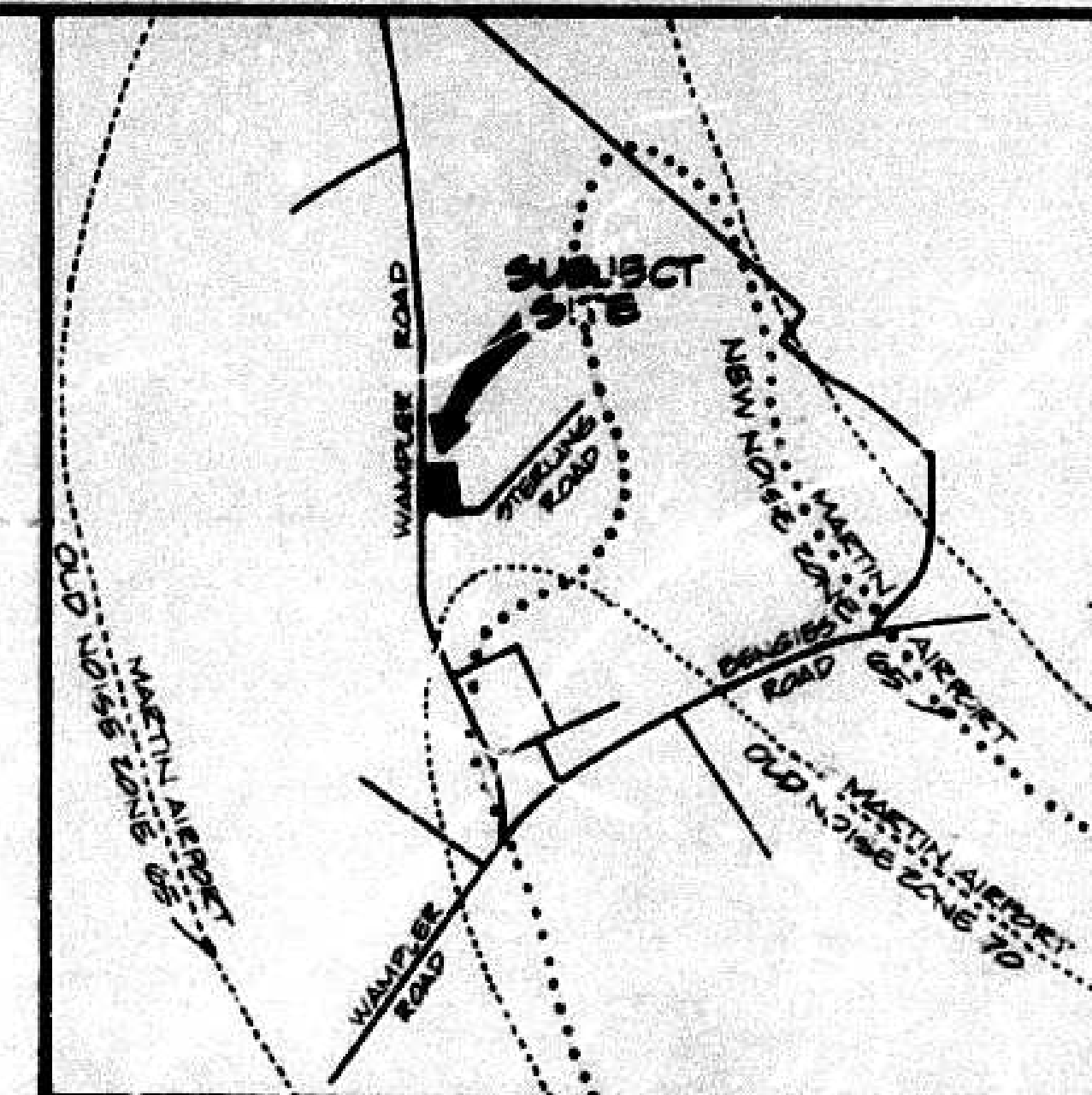
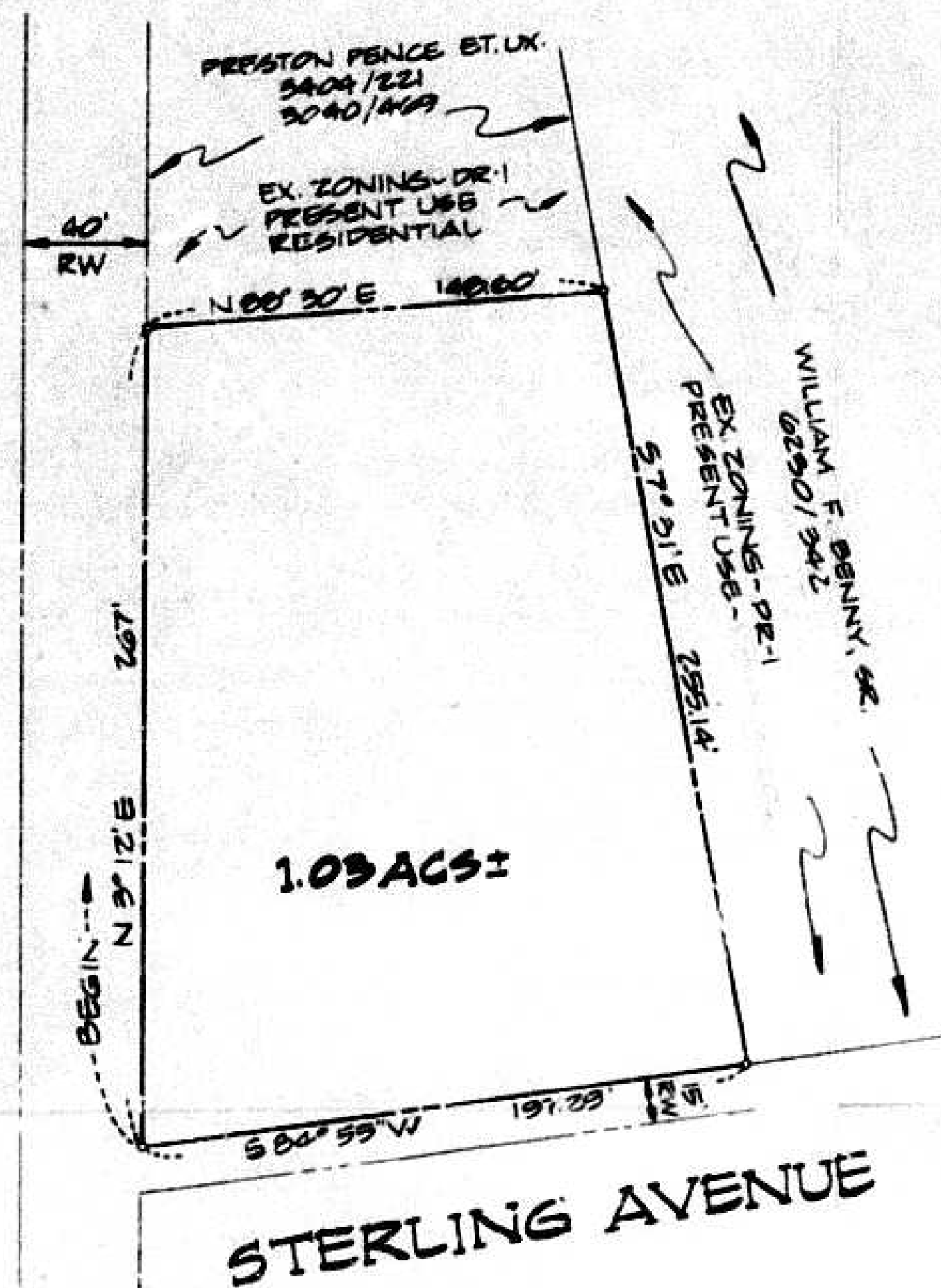
Cost of Advertisement: \$

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT
No. 107978
DATE 8.21.82 ACCOUNT 01-662
AMOUNT 100.00
RECEIVED FROM Arthur Hopson
FOR Advertising & Posting Case #R-83-196
C 044*****1000010/8248A
Towson Rd 8/21/82
VALIDATION OR SIGNATURE OF CASHIER





WAMPLER ROAD



LOCATION MAP
SCALE: 1"=1000'
COUNCILMANIC DIST. #6



Item #9
cycle 4/11

GEORGE WILLIAM STEPHENS JR. AND ASSOCIATES INC.
ENGINEERS
303 ALLEGHENY AVE. TOWSON, MD. 21204



PETITIONER:
PAUL RACH
9520 PULASKI HIGHWAY
BALTIMORE, MD 21220

OWNER:
AUTHUR HOPSON
901 WAMPLER ROAD, MIDDLE RIVER, MD 21220

PLAT TO ACCOMPANY ZONING PETITION
FOR RECLASSIFICATION FROM AN EX DR-1
ZONE TO A DR-35 ZONE
901 WAMPLER ROAD

BALTO CO, MD
SCALE: 3"=1"=50'

ELECTION DISTRICT #15
JULY 27, 1982